
Building Our Future Chicago

A Toolkit for Residents and
Community Leaders

Chicago Rehab Network



53 West Jackson Blvd | Suite 739
Chicago | Illinois | 60604
312-663-3936
www.chicagorehab.org



Our work is made possible by the support of the following foundations and institutions:

- | | |
|--|------------------------------|
| Alphawood Foundation | McMaster-Carr Supply Company |
| Bank of America | Northern Trust |
| Chicago Community Loan Fund | Seabury Foundation |
| Chicago Community Trust | The Boeing Company |
| Chicago Tribune Charities/McCormick Foundation | The Driehaus Foundation |
| Citi Foundation | The MacArthur Foundation |
| Harris Bank | The Polk Brothers Foundation |
| Harris Family Foundation | The Private Bank |
| JPMorgan Chase | U.S. Bank |
| Local Initiatives Support Corporation | Wells Fargo |

Chicago Rehab Network (CRN) is a citywide coalition of neighborhood and community-based development organizations. Founded in 1977 by community groups seeking to pool expertise and share information, the Chicago Rehab Network advances the interest of the community development field through public policy, advocacy, technical assistance, research, and communications.

Over the years CRN members have created tens of thousands of affordable housing units and made visible impact on some of Chicago's most disinvested communities, while preserving affordable housing in its most rapidly gentrifying ones. For more information about CRN, please visit www.chicagorehab.org.

*Cover: Rosa Parks Apartments, Bickerdike Redevelopment Corporation (Photo by Bickerdike Redevelopment Corporation)
City Snapshot: Pritzker Pavilion Millennium Park (Photo by CRN)
Analysis: Casa Morelos, The Resurrection Project (Photo by CRN)*

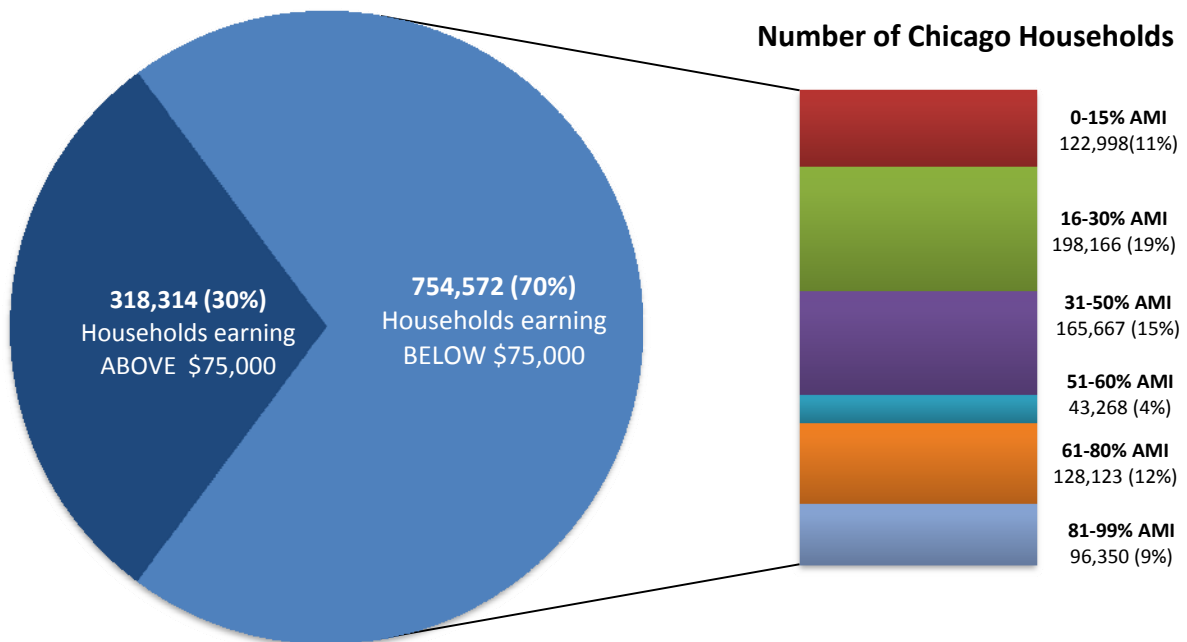
Let's start a conversation.

*Who can afford to live in my community?
Who lives in my community?
What is affordable in my neighborhood?
What can I do to advocate for my neighbors and my community?*

In neighborhoods across the City, the impact of the recession is being felt in homes and families. And in a matter of months, the City of Chicago will be faced with new leadership. How can you, as a concerned resident, advocate for your community during this change?

Get the Facts

Two-thirds of Chicago households earn less than \$75,000 a year.



It is a fact that many families in Chicago continue to struggle to make ends meet. In this toolkit, you will find the most recent data on housing, income, and populations in the City of Chicago and its many community areas. It is designed to help organizations, residents, and regular people to understand the needs of their communities using data from the U.S. Census Bureau's 2009 American Community Survey. The goal is to complete a picture of your community using data to support your own experiences and concerns about what is happening in your community.

Over the next few months, CRN will be releasing a series of data sets that will become part of a complete toolkit towards Building Our Future Chicago. **In the first toolkit release you will find the following data and information:**

1. An Overview and Snapshot of the City of Chicago Housing and Economic Data
2. City Snapshots: Key Data Trends on Chicago's Community Areas, including:
 - Housing Value and Price Over Time
 - Housing Costs and Median Household Incomes
 - Population and Race
3. Summary and Analysis of Key Trends

Subsequent data releases will include, but will not be limited to, the following:

1. Housing Cost Burden
2. Housing Units
3. Foreclosures
4. Federally Assisted Housing

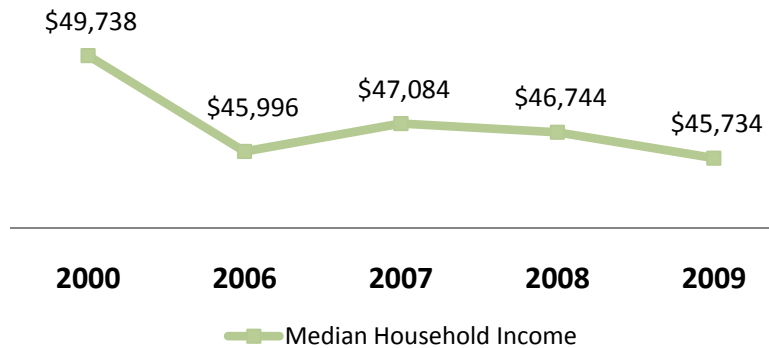
AT-A-GLANCE: City of Chicago

A Picture of Chicago Housing and Income Data from the 2009 American Community Survey

HOUSEHOLD INCOME

\$45,734

Chicago Median Household Income in 2009



At-a-glance: Since the beginning of the decade, Chicago household incomes have declined by 8 percent.

All dollar amounts adjusted to 2009 dollars

UNEMPLOYMENT

13.1%

Unemployment Rate



At-a-glance: Nearly 195,600 Chicagoans are out of work—over 60,000 more than the previous year.

FAIR MARKET RENT

\$1,004

HUD Fair Market Rent for a 2-bedroom unit in Chicago

101

Hours per week needed in order for a worker earning minimum wage to afford a 2-bedroom apartment at the Fair Market Rent

\$20.92

Hourly wage needed to afford HUD Fair market rent for a 2-bedroom unit

At-a-glance: A household must earn at least \$20.92 per hour, or \$43,500 assuming a 40-hour work week, year-round, in order to afford a two-bedroom unit at the Fair Market Rent. To afford the same apartment, a minimum wage worker would have to work at least 101 hours a week.

HOUSEHOLDS AND POPULATION

1.07 million

Total Households in Chicago in 2009

2.7 million

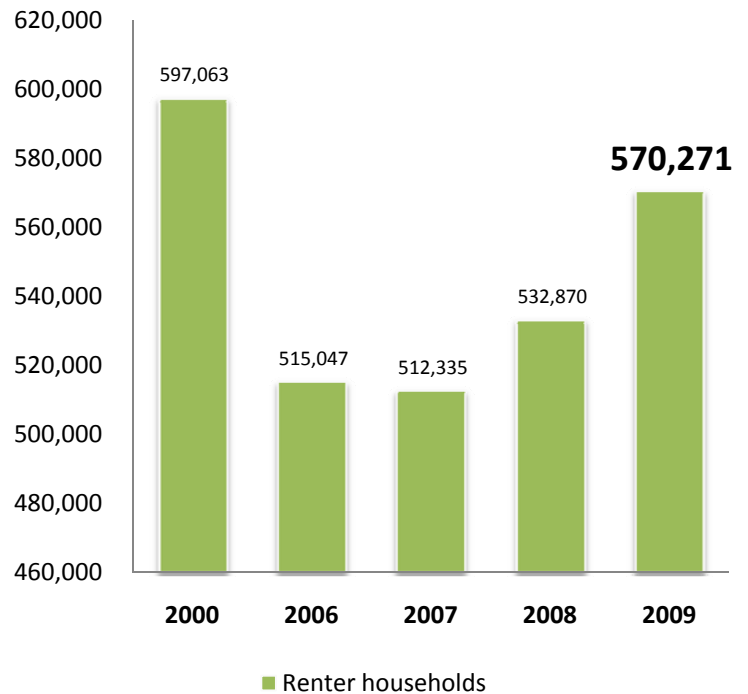
Total Population in Chicago in 2009

RENTERS

570,270

Renter Households in Chicago in 2009

***At-a-glance:** At the height of the housing bubble, the number of rental households dropped by a 14 percent—or 85,000—at its lowest in 2007 following a shift in favor of homeownership in housing policy. After the housing market collapsed, the demand for rental housing has been increasing. In 2009, there were over 570,000 renters in Chicago, up 7 percent from the previous year but still 5 percent below 2000 numbers.*

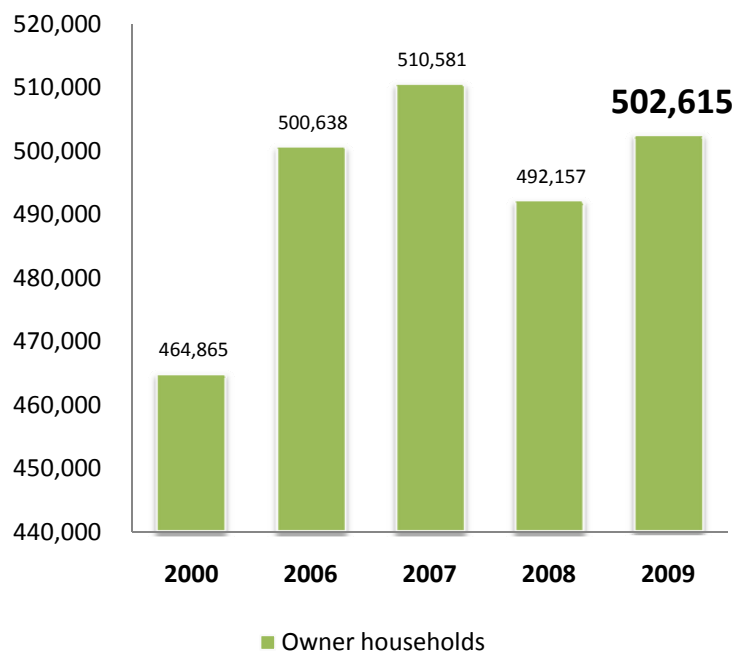


HOMEOWNERS

502,615

Owner Households in Chicago in 2009

***At-a-glance:** Homeownership jumped to its peak in 2007 with a 10 percent increase in owner households from the beginning of the decade. But by the following year, there were nearly 20,000 fewer owner households in Chicago. In 2009, homeownership seems to be on the rise again with the addition of more than 10,000 owner households from the previous year.*



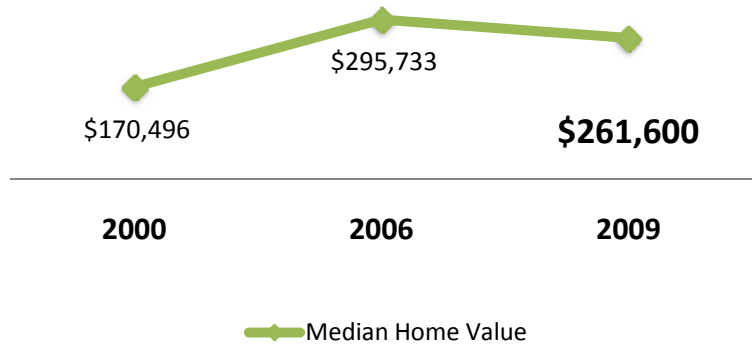
HOME VALUE

\$261,600

Median Home Value in 2009

▼ 11.5%

Percent decrease in Median Home Value since the peak of the housing bubble



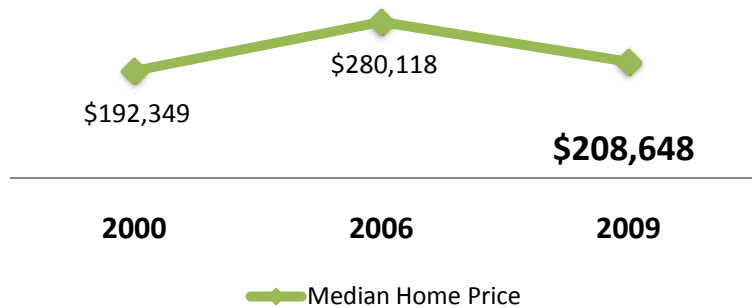
HOME PRICE

\$208,648

Median Home Price in 2009

▼ 22.5%

Percent decrease in Median Home Price since the peak of the housing bubble

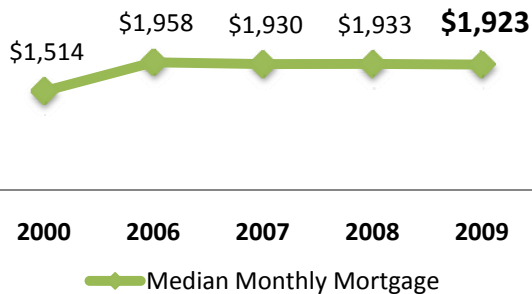


All dollar amounts adjusted to 2009 dollars

HOUSING COSTS

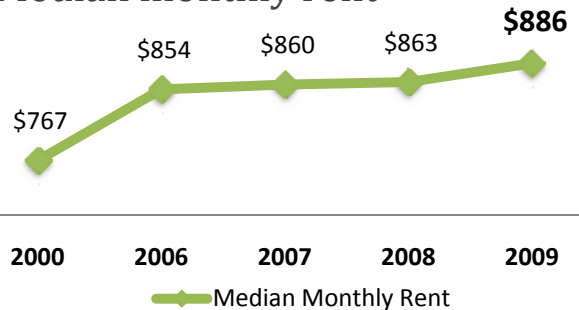
\$1,923

Median monthly mortgage



\$886

Median monthly rent



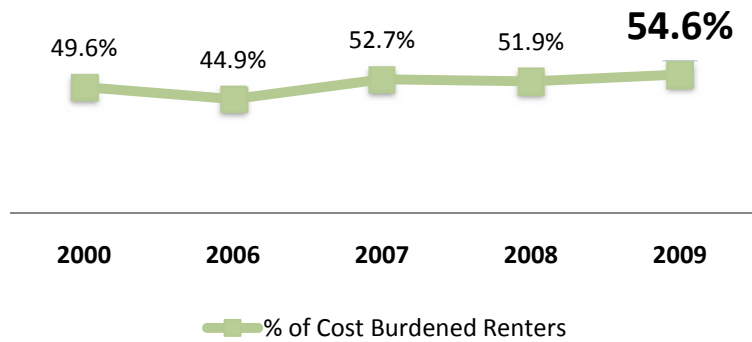
At-a-glance: Home values and prices have been declining as a result of the recession. But even as this trend continues, monthly housing costs for renters and homeowners remain high or continue to increase. For homeowners, plummeting home values and prices while monthly costs increase reveals that many homeowners likely owe more on their homes than they are worth.

HOUSING COST BURDEN - RENTERS

54.6%

Percent of Renters who are housing cost burdened*

At-a-glance: 293,976 renter households pay more than one-third of their income on housing

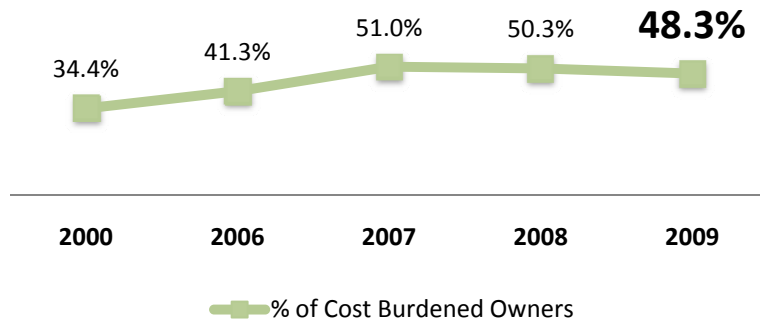


HOUSING COST BURDEN - OWNERS

48.3%

Percent of Mortgaged Owners who are housing cost burdened*

At-a-glance: 178,207 owners with mortgages pay more than one-third of their income on housing



*Spending more than one-third of their income on housing

HOUSING STRESS AND DEMAND

23,250

Newly Filed Foreclosures in 2009

11,709

Completed Foreclosures in 2009

21.6%

Poverty Rate in 2009

250,000

Number of applications received by CHA for only **40,000** available spots in the Family Housing Wait List which opened in the summer of 2010 for the first time in a decade.

Summary: The data shows that homeowners, renters, and families across income levels will continue to endure the effects of the economic recession for many years to come. Next year, the City of Chicago faces new leadership. **It is even more important now to strengthen the role of affordable housing as a key economic driver and to educate our decision-makers that housing is foundational for healthy and stable communities.**



City Snapshots

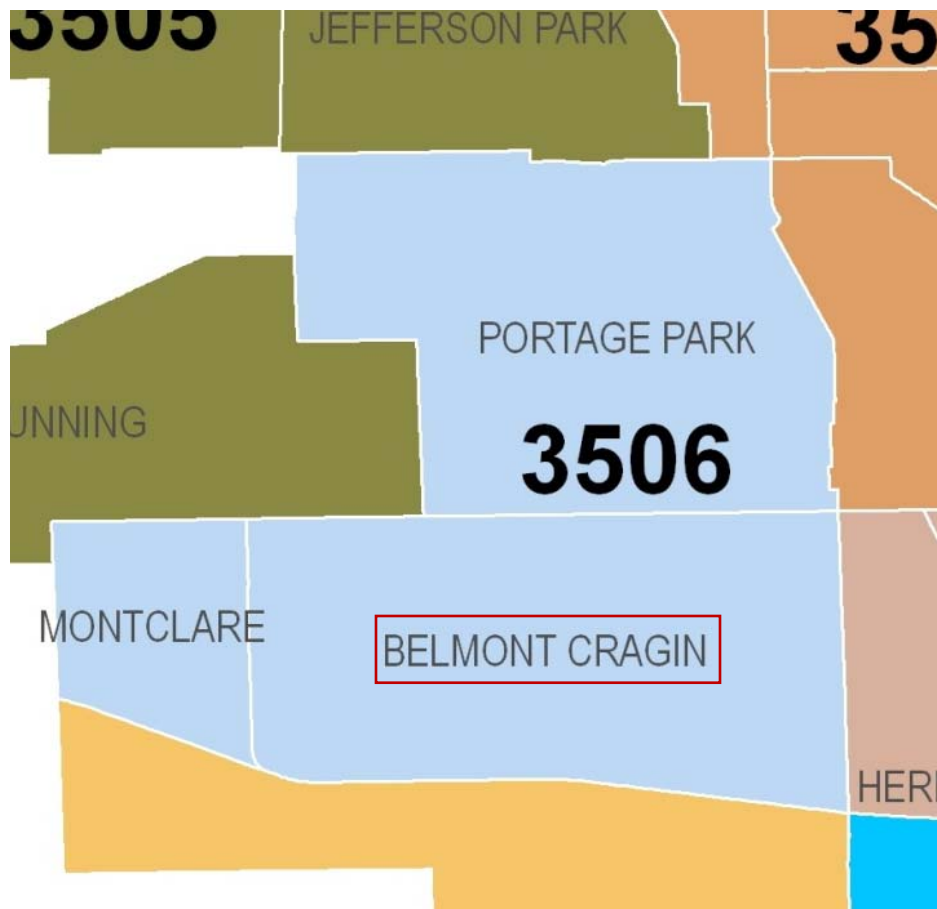
1. Home Price and Value
(2000, 2006, 2009)
 2. Housing Costs and Income
 3. Population and Race
-

Understanding the City Snapshot

You know best on what is happening in your neighborhood. In this part of the toolkit, we provide several **City Snapshots** which show data and changes over time on specific trends such as Population, Home Prices, and Income for all 19 Public Use Microdata Areas (PUMAs) in Chicago

PUMAs are groupings of Chicago Community Areas designated by the U.S. Census Bureau. Each PUMA represents the smallest geographic level available in the American Community Survey in between the Census years. A map of Chicago PUMAs is provided at the end of this section to help you find your Community Area and your PUMA.

For example, if you live in Belmont Cragin, you are within PUMA 3506 along with the community areas of Portage Park and Montclare. The City Snapshots show estimates from the geographic area that includes all of the community areas in PUMA 3506.



Next, find your PUMA number on the left hand side of the City Snapshot. In this particular City Snapshot example, “**Home Price and Value (2000, 2006, 2009)**” the 2000 and 2006 numbers are also shown so that the changes in home prices during the peak of the housing bubble¹ can be seen. The columns in red show the percent change. Numbers in parentheses indicate a decrease.

PUMA	Community Area Groupings			Median Home Sales Price				
				2000	2006	% chg from 2000	2009	% chg from 2006
3501	Rogers Park	Edgewater	Uptown	\$211,618	\$266,132	25.8 %	\$225,292	(15.3%)
3502	Lake View	Lincoln Park		\$432,841	\$401,459	(7.3%)	\$395,781	(1.4%)
3503	West Ridge	Lincoln Square	North Center	\$309,272	\$350,999	13.5 %	\$298,542	(14.9%)
3504	Forest Glen Irving Park	North Park	Albany Park	\$302,860	\$384,964	27.1 %	\$277,578	(27.9%)
3505	Edison Park Dunning	Norwood Park O'Hare	Jefferson Park	\$235,012	\$345,111	46.8 %	\$229,863	(33.4%)
3506	Portage Park	Belmont Cragin	Montclare	\$235,870	\$351,354	49.0 %	\$193,042	(45.1%)
3507	Austin			\$154,207	\$279,079	81.0 %	\$154,431	(44.7%)

Using PUMA 3506 again as an example, we can see that the Median² Home Sales Price in 2000 was \$235,870. In 2006, at the height of the housing bubble, the Median Sales Price went up to \$351,354, or an increase of 49 percent. By 2009, after the recession hit, the Median Sales Price dropped to \$193,042, or a decline of 45.1 percent from the housing bubble year.

3504	Forest Glen Irving Park	North Park	Albany Park	\$302,860	\$384,964	27.1 %	\$277,578	(27.9%)
3505	Edison Park Dunning	Norwood Park O'Hare	Jefferson Park	\$235,012	\$345,111	46.8 %	\$229,863	(33.4%)
3506	Portage Park	Belmont Cragin	Montclare	\$235,870	\$351,354	49.0 %	\$193,042	(45.1%)
3507	Austin			\$154,207	\$279,079	81.0 %	\$154,431	(44.7%)

In this case, we can make an assessment of the impact of the housing market collapse and the recession in Belmont Cragin and the surrounding communities using housing price data and also be able to compare this analysis with other parts of the City.

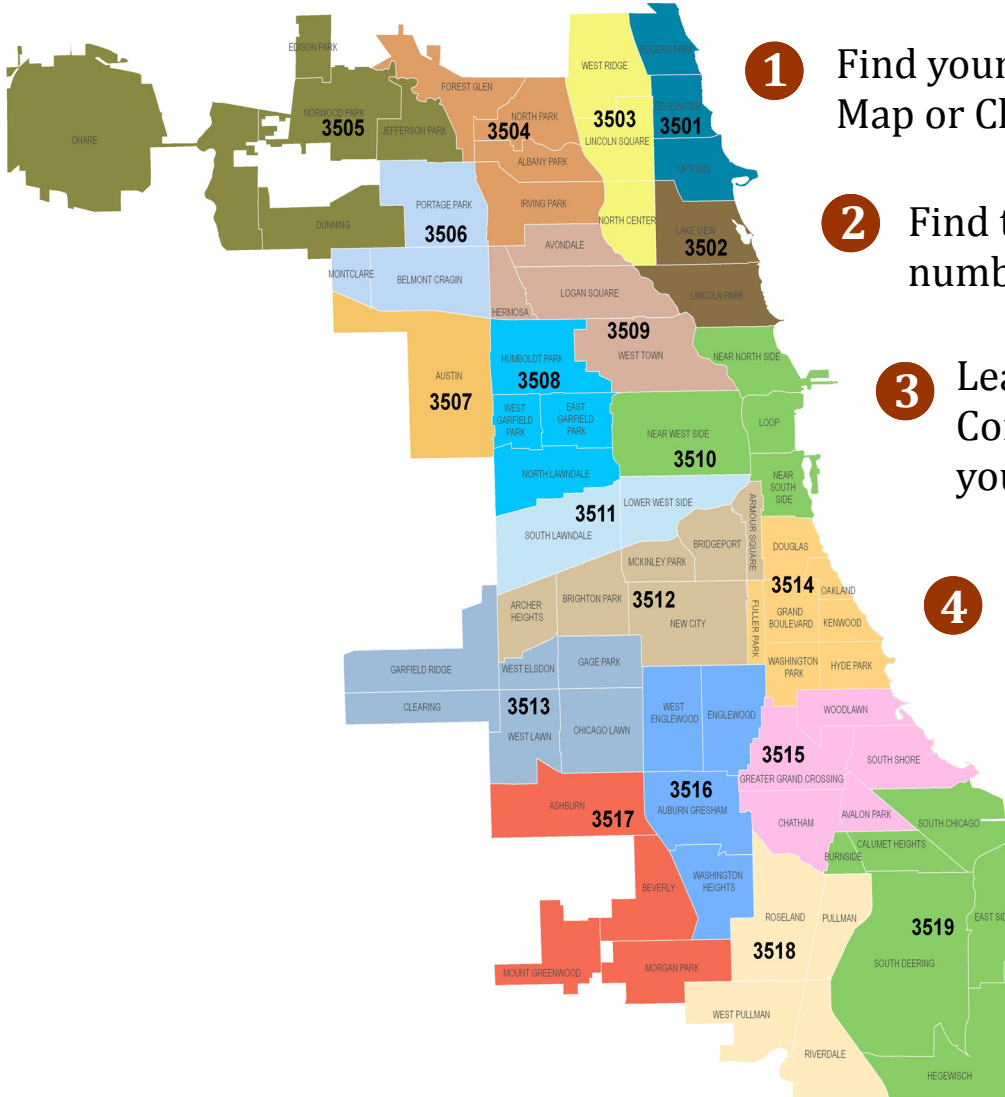
next: Find Your PUMA

¹ The year 2006 was picked as the peak housing bubble year based on data from the S&P Case-Shiller Housing Index which recorded the highest price index value in 2006

² A “Median” is NOT the average. It means that half of all home sales were priced above this number and half were below.

What is a PUMA?

The U.S. Census Bureau's American Community Survey (ACS) includes sample data from statistically-defined areas called Public Use Microdata Areas (PUMA). A PUMA represents the smallest geographic level available in the ACS in between Decennial Census years. There are 19 PUMAs in Chicago which is made up of groups of Chicago Community Areas.



- 1 Find your Community Area on the Map or Chart
- 2 Find the corresponding PUMA number
- 3 Learn what other Community Areas are also in your PUMA Community Area
- 4 Get information on your PUMA Community Areas Groupings

- 3501** Rogers Park, Edgewater, Uptown
- 3502** Lake View, Lincoln Park
- 3503** West Ridge, Lincoln Square, North Center
- 3504** Forest Glen, North Park, Albany Park, Irving Park
- 3505** Edison Park, Norwood Park, Jefferson, Dunning, O'Hare
- 3506** Portage Park, Montclare, Belmont Cragin
- 3507** Austin
- 3508** Humboldt Park, West Garfield Park, East Garfield Park, North Lawndale
- 3509** Hermosa, Avondale, Logan Square, West Town
- 3510** Near North Side, Near West Side, Loop, Near South Side
- 3511** South Lawndale, Lower West Side
- 3512** Armour Square, Archer Heights, Brighton Park, McKinley Park, Bridgeport, New City
- 3513** Garfield Ridge, West Elsdon, Gage Park, Clearing, West Lawn, Chicago Lawn
- 3514** Douglas, Oakland, Fuller Park, Grand Boulevard, Kenwood, Washington Park, Hyde Park
- 3515** Woodlawn, South Shore, Chatham, Avalon Park, Greater Grand Crossing
- 3516** West Englewood, Englewood, Auburn Gresham, Washington Heights
- 3517** Ashburn, Beverly, Mount Greenwood, Morgan Park
- 3518** Roseland, Pullman, West Pullman, Riverdale
- 3519** South Chicago, Burnside, Calumet Heights, South Deering, East Side, Hegewisch

CITY SNAPSHOT: Home Price and Value (2000, 2006, 2009)



PUMA	Community Area Groupings				Median Home Sales Price				Median Home Value				
	2000	2006	% chg from 2000	2009	% chg from 2006	2000	2006	% chg from 2000	2009	% chg from 2006			
3501	Rogers Park	Edgewater	Uptown	\$211,618	\$266,132	25.8 %	\$225,292	(15.3%)	\$298,095	\$288,284	(3.3%)	\$249,300	(13.5%)
3502	Lake View	Lincoln Park		\$432,841	\$401,459	(7.3%)	\$395,781	(1.4%)	\$586,584	\$462,489	(21.2%)	\$455,500	(1.5%)
3503	West Ridge	Lincoln Square	North Center	\$309,272	\$350,999	13.5 %	\$298,542	(14.9%)	\$300,579	\$388,210	29.2 %	\$340,900	(12.2%)
3504	Forest Glen Irving Park	North Park	Albany Park	\$302,860	\$384,964	27.1 %	\$277,578	(27.9%)	\$261,586	\$428,542	63.8 %	\$349,900	(18.4%)
3505	Edison Park Dunning	Norwood Park O'Hare	Jefferson Park	\$235,012	\$345,111	46.8 %	\$229,863	(33.4%)	\$252,616	\$357,668	41.6 %	\$305,800	(14.5%)
3506	Portage Park	Belmont Cragin	Montclare	\$235,870	\$351,354	49.0 %	\$193,042	(45.1%)	\$201,656	\$351,177	74.1 %	\$269,400	(23.3%)
3507	Austin			\$154,207	\$279,079	81.0 %	\$154,431	(44.7%)	\$141,570	\$243,376	71.9 %	\$225,500	(7.3%)
3508	Humboldt Park North Lawndale	West Garfield Park	East Garfield Park	\$140,766	\$281,141	99.7 %	\$168,655	(40.0%)	\$116,900	\$276,685	136.7 %	\$212,100	(23.3%)
3509	Hermosa West Town	Avondale	Logan Square	\$291,834	\$378,313	29.6 %	\$254,766	(32.7%)	\$235,090	\$415,346	76.7 %	\$365,000	(12.1%)
3510	Near North Side Near South Side	Near West Side	Loop	\$312,706	\$346,831	10.9 %	\$347,750	0.3 %	\$440,303	\$417,581	(5.2%)	\$386,800	(7.4%)
3511	South Lawndale	Lower West Side		\$168,855	\$290,519	72.1 %	\$151,656	(47.8%)	\$138,087	\$269,661	95.3 %	\$190,600	(29.3%)
3512	Armour Square McKinley Park	Archer Heights Bridgeport	Brighton Park New City	\$167,835	\$283,025	68.6 %	\$217,417	(23.2%)	\$149,877	\$269,555	79.9 %	\$223,900	(16.9%)
3513	Garfield Ridge Clearing	West Elsdon West Lawn	Gage Park Chicago Lawn	\$171,269	\$259,436	51.5 %	\$156,688	(39.6%)	\$150,937	\$247,633	64.1 %	\$206,600	(16.6%)
3514	Douglas Grand Boulevard	Oakland Hyde Park/Kenwood	Fuller Park Washington Park	\$146,112	\$270,604	85.2 %	\$192,572	(28.8%)	\$234,297	\$317,655	35.6 %	\$288,000	(9.3%)
3515	Woodlawn Avalon Park	South Shore Greater Grand Crossing	Chatham	\$144,033	\$217,996	51.4 %	\$157,225	(27.9%)	\$120,724	\$197,404	63.5 %	\$182,600	(7.5%)
3516	West Englewood Washington Heights	Englewood	Auburn Gresham	\$95,937	\$178,049	85.6 %	\$209,735	17.8 %	\$101,399	\$153,028	50.9 %	\$154,400	0.9 %
3517	Ashburn Morgan Park	Beverly	Mount Greenwood	\$167,325	\$244,493	46.1 %	\$190,891	(21.9%)	\$176,164	\$240,822	36.7 %	\$221,500	(8.0%)
3518	Roseland Riverdale	Pullman	West Pullman	\$97,627	\$147,188	50.8 %	\$128,797	(12.5%)	\$99,428	\$146,749	47.6 %	\$148,500	1.2 %
3519	South Chicago South Deering	Burnside East Side	Calumet Heights Hegewisch	\$110,102	\$173,637	57.7 %	\$139,885	(19.4%)	\$113,802	\$168,033	47.7 %	\$152,500	(9.2%)
City of Chicago				\$192,349	\$280,118	45.6%	\$208,648	(25.5%)	\$170,496	\$295,733	72.9%	\$261,600	(11.5%)

Notes: Dollar values are in 2009 dollars. Data from U.S. Census Bureau: 2000 Census and Estimates from the 2009 American Community Survey, Record Information Services.; S&P Case-Shiller Housing Index recorded the highest housing price index value in 2006. *The ACS uses statistically-defined areas called Public Use Microdata Areas (PUMAs). This is the smallest geographic level available in the ACS. There are 19 PUMAs in Chicago, composed of groups of Chicago community areas. For more information, visit <http://www.census.gov/acs> or contact CRN.

CITY SNAPSHOT: Housing Costs and Income



PUMA Community Area Groupings				Median Home Sales Price			Median Owner Cost			Median Rent			Median Household Income		
				2000	2009	% change	2000	2009	% change	2000	2009	% change	2000	2009	% change
3501	Rogers Park	Edgewater	Uptown	\$211,618	\$225,292	6.5 %	\$1,982	\$1,901	(4.1%)	\$741	\$777	4.8 %	\$41,402	\$40,075	(3.2%)
3502	Lake View	Lincoln Park		\$432,841	\$395,781	(8.6%)	\$2,560	\$2,718	6.2 %	\$1,113	\$1,155	3.8 %	\$76,305	\$73,451	(3.7%)
3503	West Ridge	Lincoln Square	North Center	\$309,272	\$298,542	(3.5%)	\$2,011	\$2,228	10.8 %	\$890	\$970	9.0 %	\$55,565	\$57,887	4.2 %
3504	Forest Glen Irving Park	North Park	Albany Park	\$302,860	\$277,578	(8.3%)	\$1,535	\$2,211	44.0 %	\$828	\$849	2.5 %	\$62,363	\$50,775	(18.6%)
3505	Edison Park Dunning	Norwood Park O'Hare	Jefferson Park	\$235,012	\$229,863	(2.2%)	\$1,762	\$1,936	9.9 %	\$914	\$990	8.3 %	\$63,049	\$59,315	(5.9%)
3506	Portage Park	Belmont Cragin	Montclare	\$235,870	\$193,042	(18.2%)	\$1,702	\$2,044	20.1 %	\$790	\$881	11.5 %	\$56,027	\$45,558	(18.7%)
3507	Austin			\$154,207	\$154,431	0.1 %	\$1,485	\$1,781	19.9 %	\$735	\$879	19.5 %	\$41,939	\$31,908	(23.9%)
3508	Humboldt Park North Lawndale	West Garfield Park	East Garfield Park	\$140,766	\$168,655	19.8 %	\$1,281	\$1,566	22.2 %	\$657	\$888	35.2 %	\$29,404	\$23,663	(19.5%)
3509	Hermosa West Town	Avondale	Logan Square	\$291,834	\$254,766	(12.7%)	\$1,799	\$2,439	35.6 %	\$778	\$982	26.2 %	\$46,718	\$51,304	9.8 %
3510	Near North Side Near South Side	Near West Side	Loop	\$312,706	\$347,750	11.2 %	\$2,588	\$2,548	(1.5%)	\$959	\$1,241	29.5 %	\$58,199	\$70,518	21.2 %
3511	South Lawndale	Lower West Side		\$168,855	\$151,656	(10.2%)	\$1,325	\$1,654	24.8 %	\$611	\$694	13.6 %	\$37,427	\$32,031	(14.4%)
3512	Armour Square McKinley Park	Archer Heights Bridgeport	Brighton Park New City	\$167,835	\$217,417	29.5 %	\$1,363	\$1,725	26.6 %	\$659	\$776	17.8 %	\$40,620	\$37,805	(6.9%)
3513	Garfield Ridge Clearing	West Elsdon West Lawn	Gage Park Chicago Lawn	\$171,269	\$156,688	(8.5%)	\$1,368	\$1,668	21.9 %	\$745	\$867	16.3 %	\$53,103	\$45,669	(14.0%)
3514	Douglas Grand Boulevard	Oakland Hyde Park/Kenwood	Fuller Park Washington Park	\$146,112	\$192,572	31.8 %	\$1,847	\$2,287	23.8 %	\$600	\$816	36.0 %	\$27,752	\$28,985	4.4 %
3515	Woodlawn Avalon Park	South Shore Greater Grand Crossing	Chatham	\$144,033	\$157,225	9.2 %	\$1,333	\$1,601	20.1 %	\$670	\$773	15.4 %	\$37,529	\$27,040	(27.9%)
3516	West Englewood Washington Heights	Englewood	Auburn Gresham	\$95,937	\$209,735	118.6 %	\$1,155	\$1,373	18.9 %	\$696	\$809	16.3 %	\$38,337	\$29,199	(23.8%)
3517	Ashburn Morgan Park	Beverly	Mount Greenwood	\$167,325	\$190,891	14.1 %	\$1,542	\$1,657	7.5 %	\$821	\$954	16.2 %	\$71,974	\$71,023	(1.3%)
3518	Roseland Riverdale	Pullman	West Pullman	\$97,627	\$128,797	31.9 %	\$1,114	\$1,364	22.4 %	\$586	\$878	49.9 %	\$38,266	\$36,062	(5.8%)
3519	South Chicago South Deering	Burnside East Side	Calumet Heights Hegewisch	\$110,102	\$139,885	27.1 %	\$1,182	\$1,308	10.7 %	\$678	\$778	14.8 %	\$47,254	\$37,819	(20.0%)
City of Chicago				\$192,349	\$208,648	9.0 %	\$1,514	\$1,923	27.0 %	\$767	\$886	15.5 %	\$49,738	\$45,734	(8.1%)

Notes: Prices, rent and income are in 2009 dollars. Data from U.S. Census Bureau: 2000 Census and Estimates from the 2009 American Community Survey, Record Information Services.

*The ACS uses statistically-defined areas called Public Use Microdata Areas (PUMAs). This is the smallest geographic level available in the ACS. There are 19 PUMAs in Chicago, comprised of an aggregate of Chicago community areas. For more information, visit <http://www.census.gov/acs> or contact CRN.



CITY SNAPSHOT: Population and Race

PUMA	Community Area Groupings			Total Population			White			African American			Hispanic			Asian/Pacific Islander		
	2000	2009	% change	2000	2009	% change	2000	2009	% change	2000	2009	% change	2000	2009	% change	2000	2009	% change
3501	Rogers Park	Edgewater	Uptown	189,233	183,732	(2.9%)	97,611	109,543	12.2 %	43,653	41,594	(4.7%)	42,489	33,948	(20.1%)	19,824	20,519	3.5 %
3502	Lake View	Lincoln Park		159,137	164,843	3.6 %	135,954	147,109	8.2 %	7,699	5,085	(34.0%)	11,522	11,415	(0.9%)	7,596	10,805	42.2 %
3503	West Ridge	Lincoln Square	North Center	149,668	153,512	2.6 %	96,688	105,717	9.3 %	7,996	12,966	62.2 %	29,680	27,866	(6.1%)	23,922	24,346	1.8 %
3504	Forest Glen Irving Park	North Park	Albany Park	152,977	162,153	6.0 %	93,358	93,640	0.3 %	4,098	4,947	20.7 %	56,183	63,124	12.4 %	20,787	22,796	9.7 %
3505	Edison Park Dunning	Norwood Park O'Hare	Jefferson Park	128,907	143,310	11.2 %	116,222	123,556	6.3 %	982	1,898	93.3 %	11,967	24,771	107.0 %	5,007	7,386	47.5 %
3506	Portage Park	Belmont Cragin	Montclare	156,130	165,329	5.9 %	107,096	80,063	(25.2%)	3,127	8,037	157.0 %	70,768	102,802	45.3 %	4,961	6,001	21.0 %
3507	Austin			117,527	90,762	(22.8%)	7,234	6,670	(7.8%)	106,029	81,485	(23.1%)	4,841	5,313	9.8 %	696	439	(36.9%)
3508	Humboldt Park North Lawndale	West Garfield Park	East Garfield Park	151,504	136,846	(9.7%)	14,271	16,879	18.3 %	114,352	103,280	(9.7%)	33,911	30,700	(9.5%)	515	518	0.6 %
3509	Hermosa West Town	Avondale	Logan Square	240,141	235,685	(1.9%)	124,500	174,096	39.8 %	15,503	15,650	0.9 %	144,073	109,014	(24.3%)	4,301	9,633	124.0 %
3510	Near North Side Near South Side	Near West Side	Loop	128,739	178,698	38.8 %	68,174	116,250	70.5 %	44,832	36,823	(17.9%)	7,597	9,633	26.8 %	10,047	22,795	126.9 %
3511	South Lawndale	Lower West Side		135,102	106,788	(21.0%)	44,178	61,549	39.3 %	13,076	11,309	(13.5%)	114,757	84,994	(25.9%)	441	865	96.1 %
3512	Armour Square McKinley Park	Archer Heights Bridgeport	Brighton Park New City	170,965	174,521	2.1 %	78,844	93,187	18.2 %	21,523	23,273	8.1 %	86,274	88,148	2.2 %	19,058	28,980	52.1 %
3513	Garfield Ridge Clearing	West Elsdon West Lawn	Gage Park Chicago Lawn	204,193	209,791	2.7 %	109,184	105,302	(3.6%)	40,899	38,373	(6.2%)	86,303	118,209	37.0 %	1,660	1,789	7.8 %
3514	Douglas Grand Boulevard	Oakland Hyde Park/Kenwood	Fuller Park Washington Park	126,435	106,759	(15.6%)	18,917	23,047	21.8 %	98,705	78,499	(20.5%)	2,370	3,536	49.2 %	5,649	4,937	(12.6%)
3515	Woodlawn Avalon Park	South Shore Greater Grand Crossing	Chatham	175,683	158,063	(10.0%)	2,034	5,534	172.1 %	170,810	151,999	(11.0%)	1,505	1,254	(16.7%)	426	717	68.3 %
3516	West Englewood Washington Heights	Englewood	Auburn Gresham	171,275	156,833	(8.4%)	1,019	2,383	133.9 %	168,190	154,650	(8.1%)	1,384	1,225	(11.5%)	140	N/A**	
3517	Ashburn Morgan Park	Beverly	Mount Greenwood	105,622	120,536	14.1 %	56,726	58,162	2.5 %	41,787	51,018	22.1 %	8,573	17,989	109.8 %	720	579	(19.6%)
3518	Roseland Riverdale	Pullman	West Pullman	108,102	91,591	(15.3%)	2,438	3,938	61.5 %	102,919	87,244	(15.2%)	3,017	3,080	2.1 %	93	N/A**	
3519	South Chicago South Deering	Burnside East Side	Calumet Heights Hegewisch	108,288	110,803	2.3 %	30,123	41,150	36.6 %	55,580	56,984	2.5 %	35,455	42,199	19.0 %	272	N/A**	
City of Chicago				2,896,016	2,850,502	(1.6%)	1,215,315	1,365,722	12.4%	1,065,009	965,115	(9.4%)	753,644	779,218	3.4%	127,762	150,413	17.7%

Notes: 2000 data adjusted to 2009 dollars. Owner cost burden data is for mortgaged owner households. Data from U.S. Census Bureau: 2000 Census and Estimates from the 2009 American Community Survey. ** Data sample too small *The ACS uses statistically-defined areas called Public Use Microdata Areas (PUMAs). This is the smallest geographic level available in the ACS. There are 19 PUMAs in Chicago, composed of groups of Chicago community areas. For more information, visit <http://www.census.gov/acs> or contact CRN.



Analysis

Key Trends and Summary

1. Housing Costs, Value, and Income
 2. Population and Race
-

Housing Costs, Value and Income - *Key Trends*

The Housing Bubble and Collapse

Most Chicago communities saw the steep rise in home prices and values at the height of the housing bubble in 2006 and the subsequent decline after the collapse of the housing market. Among Chicago communities, the sudden rise and fall is clearly seen in the West Side communities of Humboldt Park, Garfield Park, and North Lawndale (3508) with a median home price doubling in 2006 at the height of the housing bubble, and home values skyrocketing 137 percent from 2000. By 2009, however, these communities show one of the largest drops in price and value—a decline of more than \$100,000. All in all, communities on the West Side show the largest increases in home prices and values, as well as the largest declines resulting from the collapse of the housing market.

Household Income

Income trends varied throughout the different communities in Chicago. For the most part, income levels declined with the exception of four PUMAs: the Loop and Central District community areas (3510), which show the highest increase at 21 percent; the Near North West Side communities of West Town, Logan Square, Avondale and Hermosa (3509); Hyde Park, Oakland, and Douglas PUMA (3514); and the Lincoln Square, North Center, and West Ridge PUMA in the North Side (3503).

The top five PUMAs with the largest declines in household income altogether represent more than 20 percent of all Chicago households, which means that more than 1 in 5 Chicago households experienced a 20 percent decline in income on average.

The communities that show the lowest median income of \$23,663 includes Humboldt Park, Garfield Park, and North Lawndale PUMA (3508) and the highest incomes are in household within the Lakeview and Lincoln Park PUMA (3502) with a median of \$73,451.

Affordability Gap

Although home prices and rents have gone down in the last year as a result of the recession, the median household income citywide—\$45,734, which is 8 percent lower than the 2000 median income—has remained stagnant over the last few years. Thus, many parts of the city show a widening gap between housing cost and income.

The communities with the largest affordability gap—where housing prices and median income show the largest growth disparity—are within the PUMA that includes Englewood, Auburn Gresham and Washington Heights (3516), with housing prices and rents increasing by over 118 percent and 16 percent respectively, while the median income declined by 24 percent from \$38,266 in 2000 to \$29,200 in 2009.

An emerging trend among homeowners is the increasing monthly mortgage costs, while home prices and values show a downward trend. This forecasts an increasing number of homeowners who owe more on their home than its value, or “underwater” on their homes. The communities which show this trend most prominently include the Albany Park and Irving Park PUMA (3504), West Town and Logan Square (3508), Garfield Ridge and Chicago Lawn (3513), and the Lower West Side and South Lawndale PUMA (3511). **It is important to note that most of these communities have median incomes that are above or about the same as the Chicago median, which indicates that housing distress is prevalent among the City’s middle class households.**

Population and Race - Key Trends

The population in Chicago shows a slight decrease from 2000—1.6 percent. In recent years, however, Chicago has been gaining in population. The 2009 population estimate shows an increase of just over 100,000 people since 2008. The Loop and Central District communities (3510) show the highest increase in population at 39 percent, while Austin (3507) on the West Side shows the largest decrease at 23 percent.

Population, Race, and Hispanic Origin

When the population is broken down by race and Hispanic origin, the most alarming trend is the loss of the African American population which shows a 9 percent decline, while the White, Hispanic, and Asian/Pacific Islander populations all show increases. Overall, there are clear shifts in populations by race in certain geographic areas that indicate displacement. The PUMAs with the highest populations of African Americans, including Englewood (3516), Woodlawn and Chatham (3515), Austin (3507), and Garfield Park (3508) all show double-digit decreases in population. However, in communities where there have typically been lower numbers of African Americans, such as Belmont Cragin (3506), Jefferson Park (3505), and Lincoln Square (3503), there is growth with as high as 157 percent in Belmont Cragin, Montclare, and Portage Park PUMA.

A similar trend also appears among Hispanics. The largest decreases in Hispanic population are in the South Lawndale, Lower West Side PUMA (3511) and West Town, Logan Square PUMA (3509) which are also the predominantly Hispanic and Latino communities in Chicago. The largest increases in population are in the South and Far South Side communities, such as Beverly, Morgan Park (3517), the Hyde Park, Douglas, Oakland areas (3514), and the North West and Far North West Side PUMAs which includes Jefferson Park (3505) and Belmont Cragin (3506).

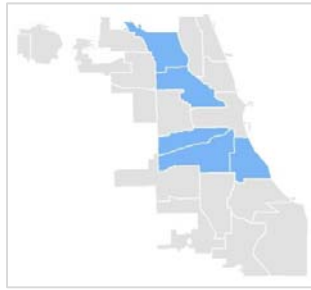
For the most part, the White population show increases throughout many parts of the City with the exception of the Portage Park, Belmont Cragin, and Montclare areas (3506), Austin (3507), and Garfield Ridge, Gage Park communities (3513). The communities with the highest increases in White population include several south side communities including the Woodlawn, South Shore, and Greater Grand Crossing group(3515), Englewood, Auburn Gresham, and Washington Heights (3516), the Loop (3510), and near northwest side communities (3509).

Housing Costs, Value, and Income – Summary

CHANGES SINCE 2000

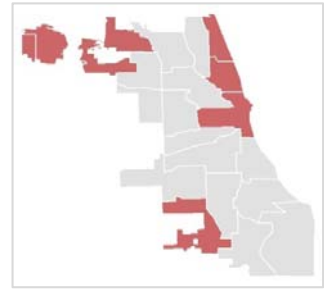
Top 5 Increase in Owner Cost

PUMA	% change
3504	44
3509	35.6
3512	26.6
3511	24.8
3514	23.8



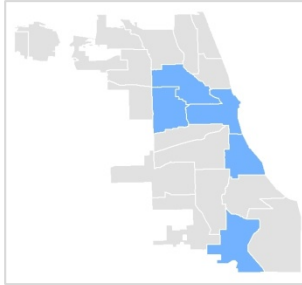
Top 5 Decrease/Lowest Increase in Owner Cost

PUMA	% change
3501	-4.1
3510	-1.5
3502	6.2
3517	7.5
3505	9.9



Top 5 Increase in Rent Costs

PUMA	% change
3518	49.9
3514	36
3508	35.2
3510	29.5
3509	26.2



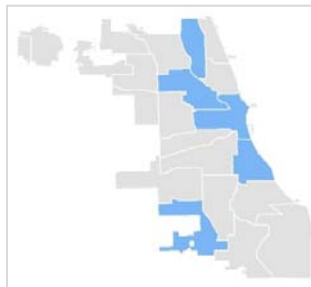
Top 5 Lowest Increase in Rent Costs

PUMA	% change
3504	2.5
3502	3.8
3501	4.8
3505	8.3
3503	9



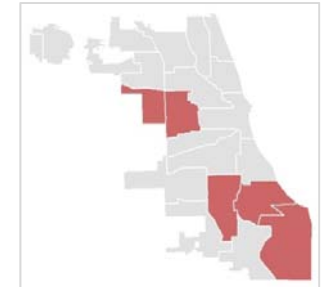
Top 5 Increase in Household Income

PUMA	% change
3510	21.2
3509	9.8
3514	4.4
3503	4.2
3517	-1.7



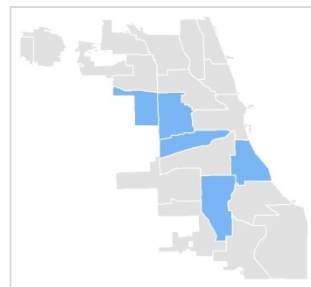
Top 5 Decrease in Household Income

PUMA	% change
3515	-27.9
3507	-23.9
3516	-23.8
3519	-20
3508	-19.5



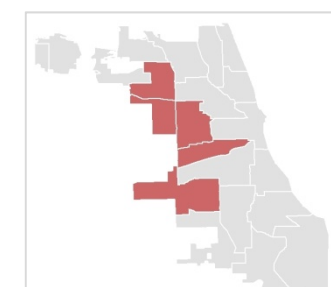
Top 5 Largest Increase in Home Price (2000-2006)

PUMA	% change
3508	99.7
3516	85.6
3514	85.2
3507	81
3511	72.1



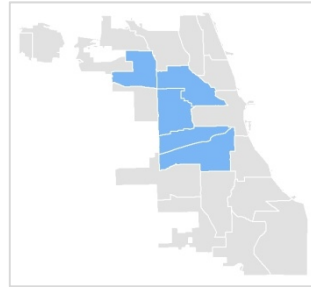
Top 5 Largest Drop in Home Price (2006-2009)

PUMA	% change
3511	-47.8
3506	-45.1
3507	-44.7
3508	-40
3513	-39.6



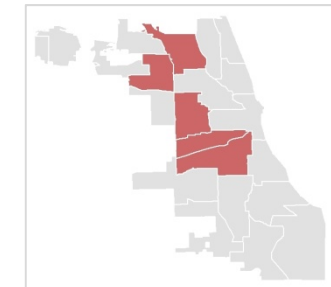
Top 5 Largest Increase in Home Value (2000-2006)

PUMA	% change
3508	136.7
3511	95.3
3512	79.9
3509	76.7
3506	74.1



Top 5 Largest Drop in Home Value (2006-2009)

PUMA	% change
3511	-29.3
3506	-23.3
3508	-23.3
3504	-18.4
3512	-16.9

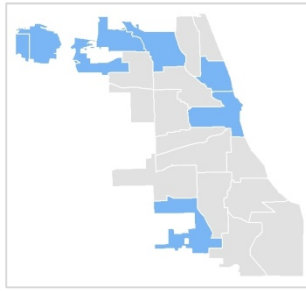


Population and Race - Summary

CHANGES SINCE 2000

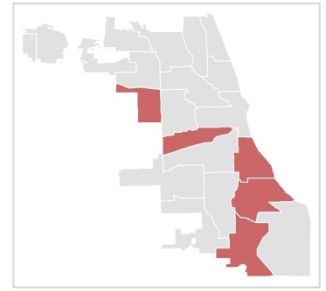
Top 5 Increase in Population

PUMA	% change
3510	38.8
3517	14.1
3505	11.2
3504	6.4
3502	3.6



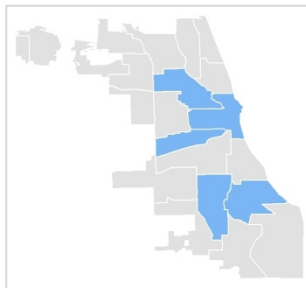
Top 5 Decrease in Population

PUMA	% change
3507	-22.8
3511	-21
3514	-15.6
3518	-15.3
3515	-10



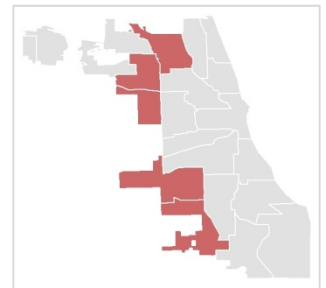
Top 5 Increase in White Population

PUMA	% change
3515	172.1
3516	133.9
3510	70.5
3509	39.8
3511	39.3



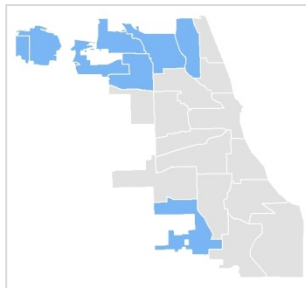
Top 5 Decrease/Lowest Increase in White Population

PUMA	% change
3506	-25.2
3507	-7.8
3513	-3.6
3504	0.3
3517	2.5



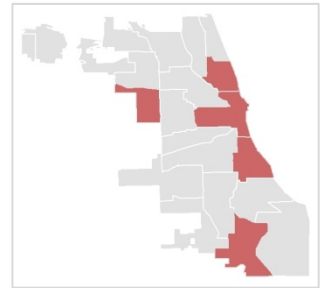
Top 5 Increase in African-American Population

PUMA	% change
3506	157
3505	93.3
3503	62.2
3517	22.1
3504	20.7



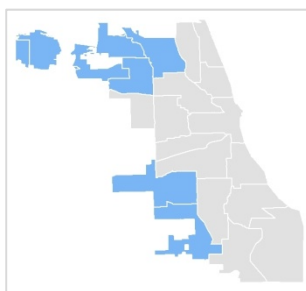
Top 5 Decrease in African-American Population

PUMA	% change
3502	-34
3507	-23.1
3514	-20.5
3510	-17.9
3518	-15.2



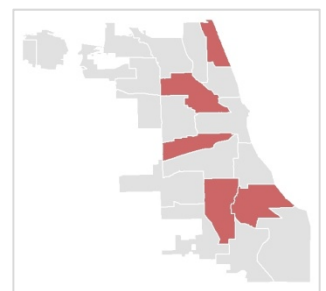
Top 5 Increase in Hispanic Population

PUMA	% change
3517	109.8
3505	107
3514	49.2
3506	45.3
3513	37



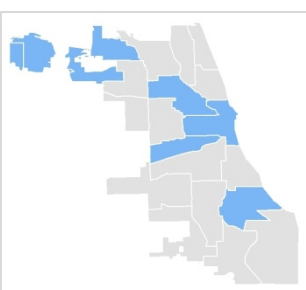
Top 5 Decrease in Hispanic Population

PUMA	% change
3511	-25.9
3509	-24.3
3501	-20.1
3515	-16.7
3516	-11.5



Top 5 Increase in Asian/Pacific Islander Population

PUMA	% change
3510	126.9
3509	124
3511	96.1
3515	68.3
3505	47.5



Top 5 Decrease/Lowest Increase in Asian/Pacific Islander Population

PUMA	% change
3507	-36.9
3517	-19.6
3514	-12.6
3508	0.6
3503	1.8

